

IN RE: PETITION FOR ADMIN. VARIANCE  
W/S Circle Road, 1600' W of the  
c/l of Lake Roland Drive  
(1816 Circle Road)  
9th Election District  
4th Councilmanic District  
  
Douglass M. Stegner, et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 97-69-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administration Variance for that property known as 1816 Circle Road, located in the vicinity of Ruxton Road in Towson. The Petition was filed by the owners of the property Douglass M. and Martha H. Stegner through the administrative variance process. However, at the request of an adjoining property owner, William H. Baugher, the matter was scheduled for a public hearing to determine the appropriateness of the requested relief. Specifically, the Petitioners have requested a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 22 feet in lieu of the maximum permitted 15 feet for a proposed 24' x 32' garage and to permit the subject structure to be located in the front yard in lieu of the required rear yard. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Douglass and Martha Stegner, legal owners of the property. Appearing in opposition to the request were Charles D. Flagle, Carl B. Schleifer, and Clinton Kelly, adjoining property owners.

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

Testimony and evidence offered revealed that the subject property consists of .693 acres, more or less, zoned D.R. 1 and is improved with a single family dwelling. The Petitioners are desirous of constructing a 24' x 32' garage, in accordance with Petitioner's Exhibit 1. Due to the location of existing improvements on the property, and the topography of the land, the relief requested is necessary in order to proceed with the proposed improvements. Testimony indicated that the existing dwelling does not have a basement and offers only minimal storage space. Furthermore, the attic does not have sufficient head room to allow convenient access for storage. Mr. Stegner testified that the size of the proposed garage is necessary to provide sufficient storage space for his automobiles and personal property. In addition, Mr. Stegner wishes to set aside an area above the garage for use as a hobby room for himself. Mr. Stegner further testified that the footprint for the proposed garage is the minimum required for a two-car garage and that the height of the proposed garage is necessary to accommodate a barn, or gabled roof, which is in keeping with the character of other buildings in the community.

As noted above, several adjoining property owners appeared in opposition to the Petitioners' request. All of those individuals agreed that the structure the Petitioners propose to construct is simply too large for the subject property. They believe the three-story, 2200 sq.ft. structure proposed is equal in size to a house. They also believe that the proposed garage is out of character with the surrounding community and are concerned that it will be converted to provide living quarters above the garage. Furthermore, these individuals spoke on behalf of Mr. Baugher who requested the public hearing but was unable to attend. They testified

ORDER RECEIVED FOR FILING  
FILED  
10/26/96  
JES

that the proposed building would be too close to Mr. Baugher's property and could adversely affect the value of the Baugher property.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, I am persuaded to deny the variance. The structure which the Petitioners propose to construct is simply too large for the subject site and would be out of character with the surrounding community. The Petitioners have failed to show that compliance would unreasonably prevent the use of the property or be unnecessarily burdensome. Therefore, the variance requested must be denied.

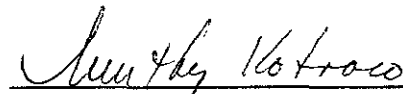
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 25<sup>th</sup> day of October, 1996, that the Petition for

ORDER RECEIVED FOR FILING  
Date 10/25/96  
By [Signature]

Variance seeking relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 22 feet in lieu of the maximum permitted 15 feet for a proposed 24' x 32' garage and to permit the subject structure to be located in the front yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petitioners shall have thirty (30) days from the date of this Order to file an appeal of this decision.



TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

10/25/16

By

RECEIVED  
BALTIMORE COUNTY  
ZONING DEPARTMENT  
OCT 27 2016



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

October 25, 1996

Mr. & Mrs. Douglass M. Stegner  
1816 Circle Road  
Ruxton, Maryland 21204-6415

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
W/S Circle Road, 1600' W of the c/l of Lake Roland Drive  
(1816 Circle Road)  
9th Election District - 4th Councilmanic District  
Douglass M. Stegner, et ux - Petitioners  
Case No. 97-69-A

Dear Mr. & Mrs. Stegner:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been denied in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy Kotroco", is written over the typed name.

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Charles D. Flagle, 1822 Circle Road, Towson, Md. 21204  
Mr. Carl B. Schleifer, 1818 Circle Road, Towson, Md. 21204  
Mr. Clinton Kelly, 1818-A Circle Road, Towson, Md. 21204  
Mr. William H. Baugher, 1817 Circle Road, Towson, Md. 21204  
People's Counsel; Case File

MICROFILMED



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1816 Circle Road, Ruxton, MD, 21204-6415

which is presently zoned DR 1

97-69-A

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 & 400.3; BCZ R, TO PERMIT AN ACCESSORY STRUCTURE WITH A HEIGHT OF 22' IN LIEU OF THE PERMITTED 15' TO BE LOCATED IN THE FRONT YARD.

(2) To erect a garage and storage building with a roof ridge 22 feet above grade (maximum roof line height 22 feet above grade) of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) See other side for more complete information.

- (1) Topography - The site is hilly with a 25% to 30% uphill grade. Erecting the garage to the rear of the house would cause an extremely steep entrance ramp or cause the floor to be 25' to 30' below existing grade.
- (2) The existing house has no basement, the only storage area is an 8'X11' utility room. The 22' height would allow maximum storage capacity and the barn roof would be in keeping with the area.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchase/Lessee

N/A

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner N/A

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s)

Douglass M. Stegner

(Type or Print Name)

Signature

Martha H. Stegner

(Type or Print Name)

Signature

1816 Circle Road

410-823-5327

Address

Phone No

Ruxton, Maryland, 21204-6415

City

State

Zipcode

Name Address and phone number of representative to be contacted

Douglass M. Stegner

Name

1816 Circle Rd. Ruxton, MD 823-5327

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

MICROFILMED

Zoning Commissioner of Baltimore County

REVIEWED BY: JAM

DATE: 8-14-96

ESTIMATED POSTING DATE: 8-28-96

Printed with Soybean Ink  
on Recycled Paper

ITEM #: 78

ORDER RECEIVED FOR FILING

Date 10/25/96

By

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows.

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1816 Circle Road  
address

Ruxton, Maryland, 21204-6415

City

State

Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Garage & Storage building: The house on the property has no basement: The combination utility-storage room is only 8'x11': The topography of the lot is hilly, with a 25% to 30% grade sloping upward from front to rear: If the garage were placed behind the house with the garage floor on grade with the driveway the floor would be 25' to 30' below grade at the rear, (the rear wall would be 25' to 30' high, below grade): Erecting the garage on grade behind the house would require a driveway with a 25% to 30% grade: Placing the garage next to the existing driveway results in the floor being on grade with the driveway and an 8' high rear wall: The 22' height is requested in order to build barn roof in keeping with the area and maximize the amount of storage: If the barn roof height were restricted to 15' the rear of the roof would be on grade resulting in a poor appearance, (the rear of the roof would be close to the ground): The area has many barn or gambrell roofs.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Douglass M. Stegner  
(signature)

Douglass M. Stegner

(type or print name)



Martha H. Stegner  
(signature)

Martha H. Stegner

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13 day of August, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Douglass M. Stegner & Martha H. Stegner

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

Aug 13, 1996  
date

Linda K. D'Ambrogio  
NOTARY PUBLIC

My Commission Expires:

Linda K. D'Ambrogio

Notary Public

My commission expires June 21, 1999

# 78

ZONING DESCRIPTION

97-69-A

ZONING DESCRIPTION FOR 1816 Circle Road, Ruxton, MD  
21204-6415

Beginning at a point on the west side of Circle Road  
which is 50 feet wide at the distance of 1600 feet west  
of the centerline of the nearest improved intersecting  
street Lake Roland Drive which is 14 feet wide.

Being Lot #2, Section #1 in the subdivision of Circle  
Hill as recorded in Baltimore County Plat Book # 25,  
Folio #7, containing 30551 square feet.

Also known as 1816 Circle Road and located in the 9th  
Election District, 4th Councilmanic District.

UNRECORDED



26F6

Former Closing Date: 9/9/96

CASE NUMBER: 97-69-A (Item 78)

1816 Circle Road

W/S Circle Road, 1600' W of c/1 Lake Roland Drive

9th Election District - 4th Councilmanic

Legal Owner(s): Douglas M. Stegner and Martha H. Stegner

Variance to permit an accessory structure with a height of 22 feet in

lieu of the permitted 15 feet to be located in the front yard.

HEARING: TUESDAY, OCTOBER 1, 1996 at 9:00 a.m. in Room 118, Old

Courthouse.

MICROFILMED

Post by: 9/16/96

CASE NUMBER: 97 -3-A (Item 78)

1816 Circle Road

W/S Circle Road, 1600' W of c/l Lake Roland Drive

9th Election District - 4th Councilmanic

Legal Owner(s): Douglas M. Stegner and Martha H. Stegner

Administrative Variance to permit an accessory structure with a height of 22 feet in lieu of the permitted 15 feet to be located in the front yard.

RECEIVED

Post by  
8/25

97-69-A

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
Towson, Maryland

District 9th

Posted for:

Oct 1, 1996 Date of Posting 9-13-96

Petitioner:

STEIGNER

Location of property:

1816 CIRCLE RD

Location of Sign:

Front Yard

Remarks:

Posted by

M. J. [Signature]

Number of Signs:

Date of return:

MICROFILMED



**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

8/24/96

District: \_\_\_\_\_ Date of Posting: \_\_\_\_\_  
Posted for: \_\_\_\_\_  
Petitioner: \_\_\_\_\_  
Location of property: \_\_\_\_\_  
Location of Signer: \_\_\_\_\_

Remarks: \_\_\_\_\_

Posted by \_\_\_\_\_

Signature

Date of return: \_\_\_\_\_

Number of Signs: \_\_\_\_\_

MICROFILMED

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
...SCCELLANEOUS CASH RECEIPT

78 No. 024768  
97-69

DATE 8-15-96 ACCOUNT 2001-6150

AMOUNT \$ 85.00

RECEIVED FROM: Douglass STELLER — 1816 Circle Rd.

FOR: ASSESSOR (010) — 50.00  
POSTING (080) — 35.00

RU + SIGN

85.00

DIS. ON VALIDATION OR SIGNATURE OF CASHIER  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Jcan

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 027936

DATE 10-15-96

ACCOUNT R001-6150

AMOUNT \$ 35.00

RECEIVED  
FROM:

Stegner

FOR:

Reposting 97-69-A

01A00H0079HICHRD

BB 0009:11AM10-16-96

\$35.00

VALIDATION OR SIGNATURE OF CASHIER

CAUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 027936

DATE 10-15-96

ACCOUNT R001-6150

AMOUNT \$ 35.00

RECEIVED  
FROM:

Stegner

FOR:

Reposting 97-69-A

01A00H0079HICHRD

BB 0009:11AM10-16-96

\$35.00

VALIDATION OR SIGNATURE OF CASHIER

CAUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 024840

DATE 8-28-96 ACCOUNT R001-6150

AMOUNT \$ 40.<sup>00</sup>

RECEIVED  
FROM:

W. BAUGHEN

FOR:

Request for Help.

97-69-A

MICROFILMED

01A00#0187MICHRC

\$40.00

BA 0008:00AM08-28-96

DATE

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 024840

DATE 8-28-96 ACCOUNT R001-6150

AMOUNT \$ 40.<sup>00</sup>

RECEIVED  
FROM:

W. BAUGHEN

FOR:

Request for Help.

97-69-A

01A00#0187MICHRC

\$40.00

BA 0008:00AM08-28-96

DATE

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

# REQUEST FOR HEARING

TO THE ZONING COMMISSIONER FOR BALTIMORE COUNTY:

Re: Case Number: 97-69-A

Petitioner(s): DOUGLAS M STEGNER

Location: 1816 CIRCLE RD

\*\*\*\*\*

I/WE, WILLIAM HUGH BAUGHEN  
Name(s) (TYPE OR PRINT)

(☒ Legal Owners (☒ Residents, of

1817 CIRCLE RD.  
Address

Ruxton MD 21204 321-1693  
City/State/Zip Code Phone

which is located approximately 300 feet from the  
property which is the subject of the above petition, do hereby formally  
request that a public hearing be set in this matter.

W. Hugh Baughen 8/28/96  
Signature Date

\_\_\_\_\_  
Signature Date

MICROFILMED





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 78 Petitioner: DOUGLASS M. STEGNOR  
Location: 1816 CIRCLE ROAD RUXTON MD 21204  
PLEASE FORWARD ADVERTISING BILL TO:  
NAME: DOUGLASS M. STEGNOR  
ADDRESS: 1816 CIRCLE ROAD  
RUXTON MD 21204-6415  
PHONE NUMBER: 823-5327



RECORDED

TO: PUTUXENT PUBLISHING COMPANY

September 5, 1996 Issue - Jeffersonian

Please forward billing to:

Douglass and Martha Stegner  
1816 Circle Road  
Ruxton, MD 21204-6415

823-5327

---

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-69-A (Item 78)  
1816 Circle Road  
W/S Circle Road, 1600' W of c/l Lake Roland Drive  
9th Election District - 4th Councilmanic  
Legal Owner(s): Douglas M. Stegner and Martha H. Stegner

Variance to permit an accessory structure with a height of 22 feet in lieu of the permitted 15 feet to be located in the front yard.

HEARING: TUESDAY, OCTOBER 1, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

August 30, 1996

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-69-A (Item 78)  
1816 Circle Road  
W/S Circle Road, 1600' W of c/l Lake Roland Drive  
9th Election District - 4th Councilmanic  
Legal Owner(s): Douglas M. Stegner and Martha H. Stegner

Variance to permit an accessory structure with a height of 22 feet in lieu of the permitted 15 feet to be located in the front yard.

HEARING: TUESDAY, OCTOBER 1, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: Douglass and Martha Stegner  
William Hugh Baugher

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

**COPY**

August 23, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 97-69-A (Item 78)  
1816 Circle Road  
W/S Circle Road, 1600' W of c/l Lake Roland Drive  
9th Election District - 4th Councilmanic  
Legal Owner(s): Douglas M. Stegner and Martha H. Stegner

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before August 25, 1996. The closing date (September 9, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon  
Director

cc: Douglas and Martha Stegner

MICROFILMED





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

September 5, 1996

Mr. and Mrs. Douglass M. Stegner  
1816 Circle Road  
Ruxton, MD 21204-6415

RE: Item No.: 78  
Case No.: 97-69-A  
Petitioner: Douglass Stegner, et ux

Dear Mr. and Mrs. Stegner:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 14, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

RECEIVED



BALTIMORE COUNTY, MARYLAND  
ELECTRICAL INSPECTION FEE SCHEDULE

EFFECTIVE APRIL 1, 1992

MINIMUM FEE FOR ELECTRICAL PERMITS IS \$17.00

PERMIT EXPIRATION

A permit shall expire one year from the date it was issued unless it is extended, in which case it can only be extended for one additional year. The maximum duration of an electrical permit is two years.

INVESTIGATION FEE

Whenever any work for which a permit is required under this code has been commenced without authorization of such permit, a special investigation shall be made before a permit may be issued for such work. In addition to the regular permit fee, an investigation fee of \$43.00 shall be collected.

ROUGH WIRING

FIXTURES

switches, receptacles, and lights to be counted as outlets:

1 to 50 outlets . . .	\$17.00	1 to 50 fixtures . . .	\$17.00
For each additional 25 outlets or fraction thereof .	\$ 3.00	For each additional 25 fixtures or fraction thereof .	\$ 3.00

COMPLETED INSTALLATIONS, where wiring and fixtures are installed and can be inspected on one visit, apply rough wiring schedule based on total number of outlets.

FEES - NEW RESIDENCE - FLAT RATE - INCLUDES ALL APPLIANCES & SERVICE

Not over 100 amp. service . . . . . \$44.00  
Not over 200 amp. service . . . . . \$52.00  
Over 200 amp. service . . . . . \$57.00

FEES - NEW APARTMENTS - INCLUDES ALL APPLIANCES - SERVICE ADDITIONAL

1 to 5 - Use Rough Wiring & Fixture Schedules, Service Additional 6 or more - \$17.00 per apartment, Service Additional

CONDITIONS & REMODELING - Use Rough Wiring and Fixture Schedules. Allowances such as electric ranges, range tops, ovens, air conditioners, water heaters, disposals, dishwashers, dryers, water pumps, electric heating units, etc., installed in dwelling occupancies: a charge of \$5.00 will be made for the first unit 20 KW or less, and \$2.00 for each additional unit or outlets.

INDUSTRIAL AND COMMERCIAL EQUIPMENT - such as air conditioners, motors, generators, commercial heaters, transformers, capacitors, welders and similar devices:

Secondary Fee

Single unit or group not exceeding 5 motors whose total capacity does not exceed 1 HP or KW . . . \$17.00 -- \$5.00  
1 HP to 40 HP, KW or KVA . . . . . \$17.00 -- \$5.00  
Over 40 HP to 75 HP, KW or KVA . . . . . \$17.00 -- \$6.00  
Over 75 HP, KW or KVA . . . . . \$17.00 -- \$7.00

NOTE: Where above motor fees exceed \$75.00 and inspections can be completed within 90 days of filing application, apply 50% of the above fees for the amount over \$75.00.

NEW SERVICE - RELOCATION OR CHANGE IN SERVICE

Not over 400 amps . . . . . \$17.00  
Over 400, not over 800 amps . . . . . \$25.00  
Over 800 amps . . . . . \$43.00

MODULAR HOMES OR PREFABRICATED STRUCTURES

Must bear a sticker of approval from the U.S. federal government, the state, a national testing facility, or other recognized inspection bureau. When this sticker is in evidence, a flat rate of \$43.00 will be charged.

TRANSFORMERS, VAULTS - OUTDOOR ENCLOSURES OUTDOOR SUB-STATIONS

Not over 200 KVA . . . . . \$19.00  
Over 200 to 500 KVA . . . . . \$21.00  
Over 500 KVA . . . . . \$28.00

NOTE: Above applied to each bank of transformers.

SWIMMING POOLS

Bonding . . . . . \$17.00  
Filters & Pool Lights (use fixture & appliance schedule)

REINSPECTION OR REINPRODUCTION OF CURRENT

Charge is in relation to amount of supervision, but no less than . . . . . \$43.00  
Any equipment not heretofore approved, the schedule covering classification to apply used.

ADDITIONAL INSPECTIONS

For reported correction of defects found in original installation (after notice of correction and second inspection) . . . . . \$17.00

ELECTRIC SIGNS

Electric discharge sign lighting systems, charge based on amp. rating of each sign:  
0 to 10 amp. . . . . \$17.00  
Each additional 5 amp. or fraction thereof . \$ 7.00  
For incandescent signs, divide total number of sockets by "4" applying rough wiring schedule for each sign,  
minimum fee . . . . . \$17.00

Charge for each combination incandescent and gas tube sign to be computed by adding charge for each class.

ELEVATOR INSTALLATIONS

Single unit, non-automatic, 1 to 20 HP each . . . . . \$17.00  
Single unit, non-automatic, Over 20 HP: Apply primary motor schedule. Automatic elevators: Add \$5.00 to primary motor schedule.

RADIO OR TV APPARATUS

Minimum fee . . . . . \$17.00  
PROTECTIVE SIGNALING SYSTEMS, SOUND OR TIME SYSTEMS OUTLETS, TELEPHONES

1 to 15 devices . . . . . \$17.00  
Each additional 5 . . . . . \$ 3.00

TEMPORARY INSTALLATIONS AND DECORATIVE DISPLAYS

Temporary installations for carnivals, Christmas decorations, halls churches, etc., where inspection is on a one-time basis, apply the following fees:

1 to 10 KW . . . . . \$17.00  
11 to 25 KW . . . . . \$21.00  
26 to 50 KW . . . . . \$28.00  
Over 50 KW . . . . . \$34.00

Where inspection is not on a one-time basis, see Special Services below:

SPECIAL SERVICES

Special services (such as annual inspections, hospital operating floors, motion picture equipment, mobile homes, etc.) and/or conditions not provided for in the schedule shall be charged for on the basis of time required.  
Minimum fee . . . . . \$17.00

Temporaries and inspections requested after the first inspection, when work was not ready, each . . . . . \$43.00

Issuance of duplicate certificate . . . \$ 3.00

PRE-PURCHASE AND USE POSTCARD PERMITS (\$17.00) FOR SIMPLE, ONE-ITEM INSPECTIONS.

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 08/27/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF AUGUST 26, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 59, 70, 72, 73, 74, 75, 76, 77,  
78, 79 AND 80.

2

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed with Soybean Ink  
on Recycled Paper

MICROFILMED

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM

FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM

DATE: 9/5/96

SUBJECT: Zoning Advisory Committee  
Meeting Date: Aug 26, 96  
J

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

59  
61  
73  
75  
77  
(78)  
79  
80

RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: August 30, 1996

FROM: *pub* Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for September 3, 1996  
Item Nos. 059, 061, 070, 073,  
074, 075, 077, 078, 079, & 080

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File



**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

8-30-96

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 078 (JCM)


Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Smail at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*for*   
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED



Baltimore County  
Department of Permits and  
Development Management

10/3/96  
CF  
GS

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

August 30, 1996

Douglass and Martha Stegner  
1816 Circle Road  
Ruxton, Maryland 21204-6415

Case #97-69-A

Dear Petitioners:

A formal REQUEST FOR PUBLIC HEARING has been filed in your case. Formal notification of the hearing date will be forwarded to you shortly.

As you recall, it now becomes necessary to repost the property and run notice of the hearing in a newspaper of general circulation. This office will ensure that the legal requirements for posting and advertising are satisfied; the policy change will effect to whom and when these fees are paid.

Posting charges in the amount of \$35.00 are now due. Your check in this amount should be made payable to "Baltimore County, Maryland" and immediately mailed to this office.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

Please be further advised that non-payment of fees will stay the issuance of the Zoning Commissioner's Order.

If you have any questions concerning this letter, you may contact Gwen Stephens at 887-3391.

Very truly yours,

  
ARNOLD JABLON, DIRECTOR

DOUGLASS M. STEGNER  
1816 CIRCLE ROAD  
RUXTON, MARYLAND 21204

DESCRIPTION OF AN ACCESSORY STRUCTURE AT 1816 CIRCLE ROAD

The existing house at 1816 Circle Road is built on a slab with no basement. The attic has a maximum headroom of 4'11" (or 59") high because of truss construction. Due to the above there is no place for storage or hobbies other than the living quarters or out of doors. Currently any painting, carpentry, etc., that I do, must be done in the driveway, weather permitting.

The foundation of the structure would house a garage, since I have reached an age when clearing snow from an automobile is difficult. We now store many of our belongings out of doors or in lawn buildings. This has proven to be unsatisfactory. The proposed structure would have electricity in order to provide heat and dehumidification. The structure would have the required moisture barrier and insulation.

The structure would be located at the southern most and lowest section of our driveway, where it meets Circle Hill Road. Placing the structure at this location would keep the roof line well below the roof lines of our house and that of the adjacent house at 1817 Circle Road.

The southern most location affords a turning circle of 38 feet because it is at the junction of Circle Hill Road and our driveway. The driveway is approximately 16 feet in width. If I were to erect a garage further up the driveway (to the north, closer to the house) I could not turn into the garage. In order to use the garage at this northern location I would have to build it uphill, to the west, with a large apron. The average automobile has a turning circle of approximately 40 feet. The Ford Crown Victoria that I now drive has a turning circle of 43 feet. The 16 foot wide driveway prevents using the garage at this location. The combined width of our driveway and Circle Hill Road equal 38 feet, making this southern most location the most practical location for the garage.

The proposed southern most location of the structure also would allow maximum sunlight on the south side of our house. The trees to the east and west as well as to the south put a premium on sunlight. If the structure were closer to the house (further north) it would block most of the sunlight that we now get in fall, winter, and spring. Moving the structure uphill, closer to the house, would also raise the structures roof line relative to the nearby houses.

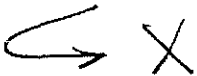
I have requested the 22 foot height variance in order to get the maximum amount of usable space in the smallest package. I have selected a barn, or Gambrell style roof for the same reason. There are a number of houses with this style roof on Circle Road; the structure is in keeping with the area.

MICROFILMED

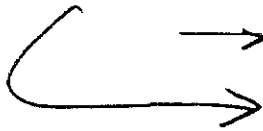
SKETCH SHOWING DISTANCE AVAILABLE FOR TURNING  
AN AUTOMOBILE AT 1816 CIRCLE RD IN THE DRIVEWAY

NOT TO SCALE

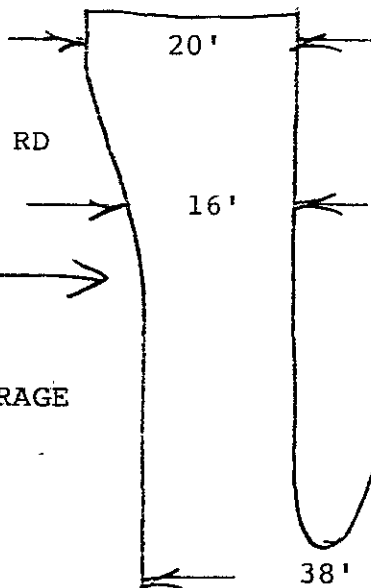
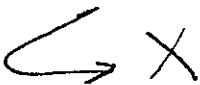
EXISTING HOUSE



DRIVEWAY AT  
1816 CIRCLE RD



PROPOSED GARAGE



CIRCLE HILL ROAD



CIRCLE ROAD



MICROFILMED

DOUGLASS M. STEGNER  
1816 CIRCLE ROAD  
RUXTON, MARYLAND 21204

HISTORY OF ACCESSORY STRUCTURE AT 1816 CIRCLE ROAD

On August 5, 1996 I delivered the enclosed letter and drawings to the residents of the development of Circle Hill. I wanted to notify the neighbors of our intentions prior to filing for a zoning variance. The neighbors that we spoke to regarding the proposed structure expressed no objections. After waiting ten days we filed for a zoning variance on August 15, 1996.

On September 5 I received notice that a public hearing had been scheduled for October 1, 1996. The notice stated that the hearing was requested by William Baugher. I immediately called the Baugher's and suggested that the two of us get together and try to resolve any differences prior to the October 1 hearing. We arranged to meet at 4 PM on Sunday, September 8.

All six residents of Circle Hill attended the meeting on Sunday September 8. I reviewed the proposed project with the group. The initial suggestion was that I locate the structure at the northern end of my property next to 1814 Circle Road. I said that this was not practical due to a BG&E easement, the location of the septic system, and the 300' distance from the house.

In short order there were more suggestions than there were people at the meeting. At that point it was suggested that I retain an architect to develop a proposal that would appeal to all of the concerned parties.

I then requested that each person who had a proposal put their ideas on paper prior to my contacting an architect or builder. I felt that this was necessary for accurate communication. There was no one in the group who was willing to put their suggestions on paper.

At this point the meeting broke up.

There were people attending the meeting who said that they were not opposed to the accessory structure. There were other people attending who said that they had no opinion on the proposed project. There were others who had a multitude of suggestions.

MICROFILM

DOUGLASS M. STEGNER  
1818 CIRCLE ROAD  
RUXTON, MARYLAND 21204

August 5, 1996

Residents of Circle Hill

We wanted to let you know that we are planning to erect a garage on the south side of our house.

Our house has no basement and we have had to rely on lawn buildings and our carport for storage. We need more storage and it is the only option that seems to make sense.

We have the choice of erecting more lawn buildings or a garage suitable for use as a storage area. The garage will have enough space that will enable us to enclose our carport and tear down our existing lawn buildings.

We feel erecting the garage is the more desirable option. Hopefully we can have the work completed by spring.

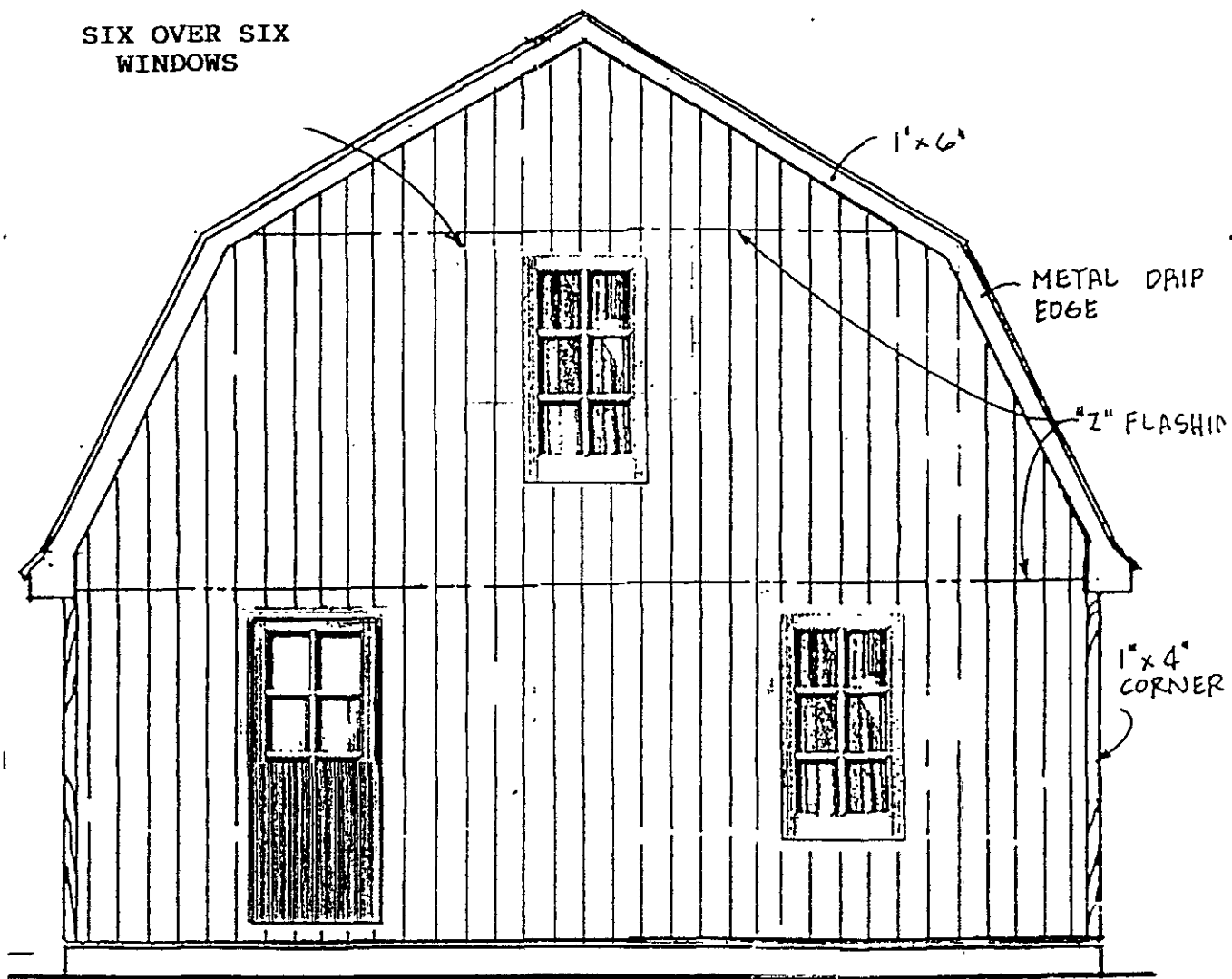
Enclosed are elevation drawings of the proposed garage.

Sincerely,

Doug Stegner

1709000000

SIX OVER SIX  
WINDOWS



REAR ELEVATION

MICROFILMED

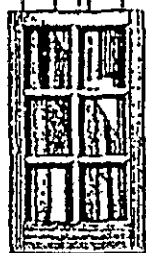


ROOF "C"

ROOF "B"

ROOF

ROOF "A"



BOARD AND  
BATTEN  
BARN SIDING



TOP/FOUNDATION

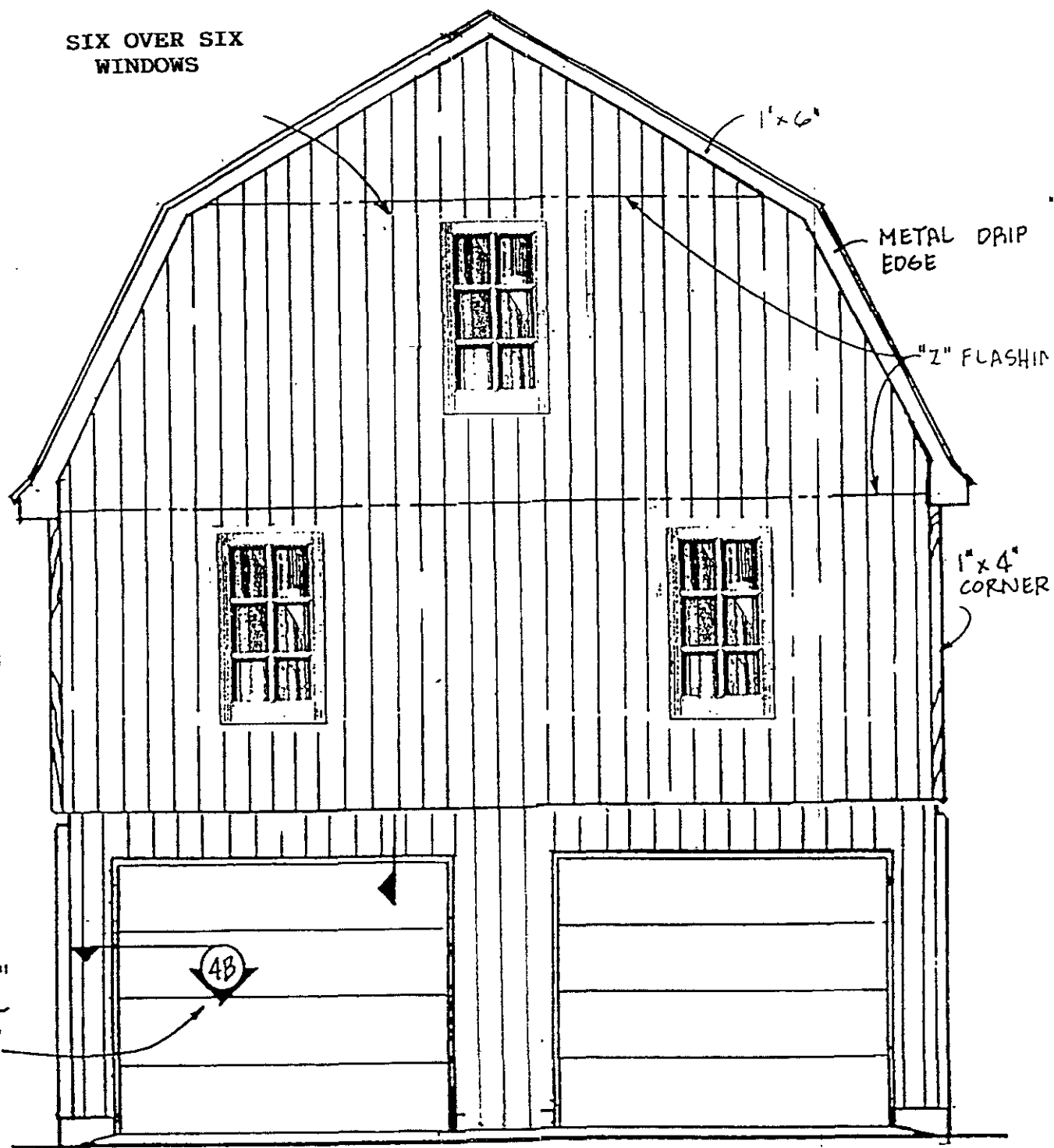
SIDING  
OVER  
MASONRY

GRADE

SIDE ELEVATION

MICROFILMED

SIX OVER SIX  
WINDOWS



FRONT ELEVATION

MICROFILMED

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Charles D. Flagg  
Carol B. Schleifer  
Antonia H. H.

1822 Circle Road 21204  
1818 CIRCLE RD 21204  
1818A Circle Rd 21204

MICROFILMED.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

D.M. STEGNER

Martha Stegner

ADDRESS

1816 CIRCLE RD 21204

1816 Circle Rd. 21204

MICROFILMED

# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1816 CIRCLE ROAD, RUXTON 21204

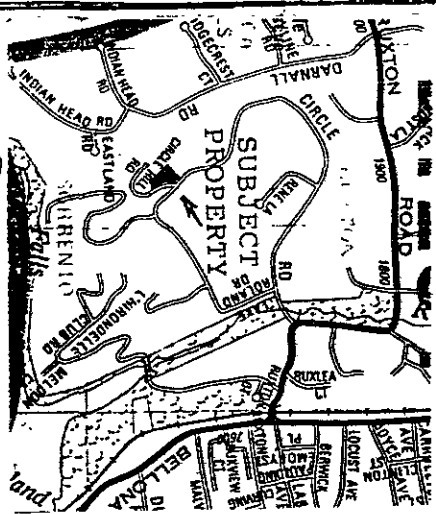
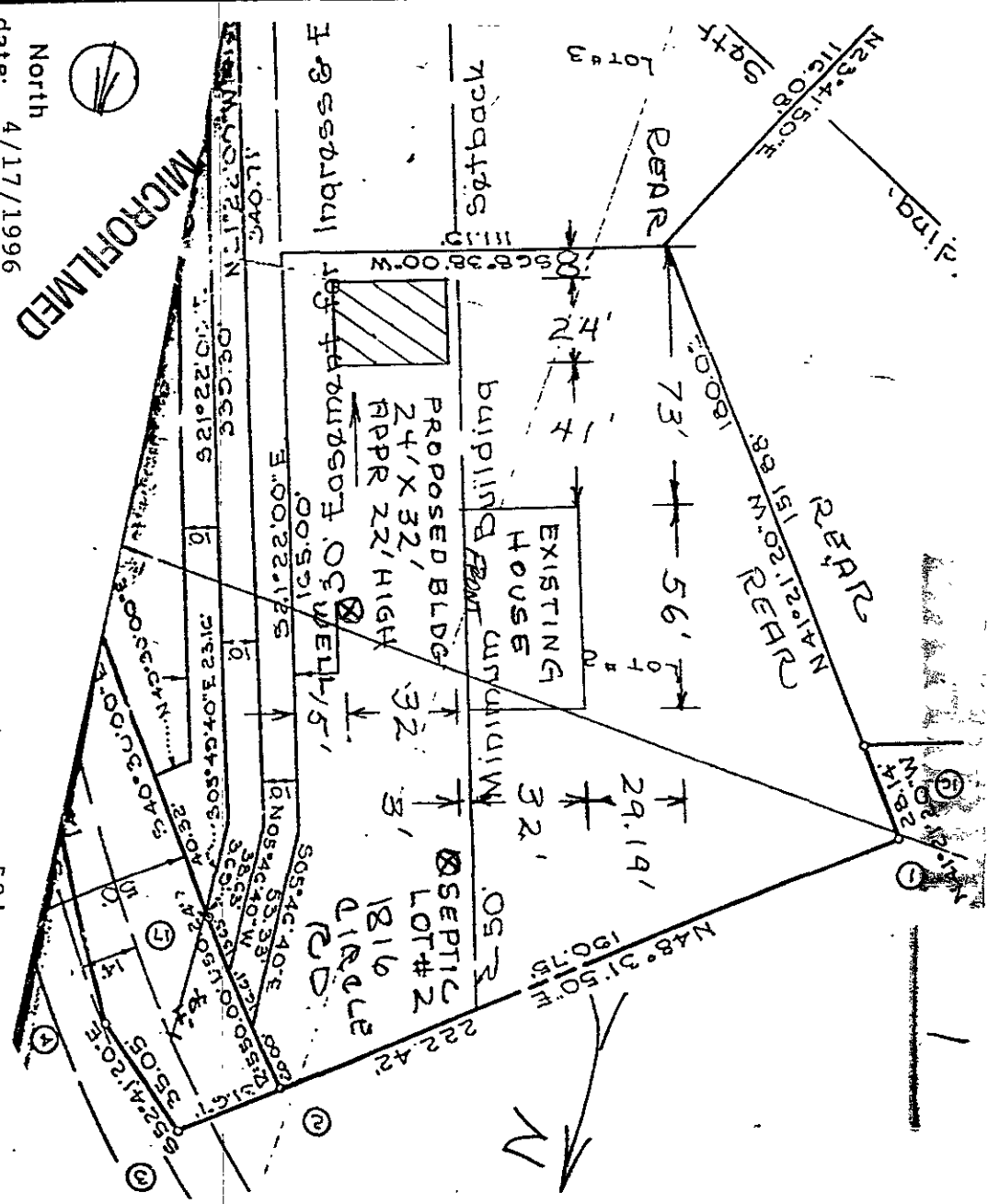
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: "CIRCLE HILL"

plat book # 25, folio # 7, lot # 2, section # NW

OWNER: DOUGLASS & MARTHA STEGNER

**OWNER'S**



Vicinity Map  
Scale: 1" = 2000'

## LOCATION INFORMATION

Election District: 9th

Councilmanic District: 4th

1"=200' scale map: NW 9B

Zoning: D.R. 1

Lot size: .693 30551  
acreage square feet

SEWER: ☒ PUBLIC ☒ PRIVATE  
WATER: ☒ NOT IN  
FLOOD PLAIN: ☒  
Chesapeake Bay Critical Area: ☐ YES ☒ NO  
Prior Zoning Hearings: NONE KNOWN

## Zoning Office USE ONLY!

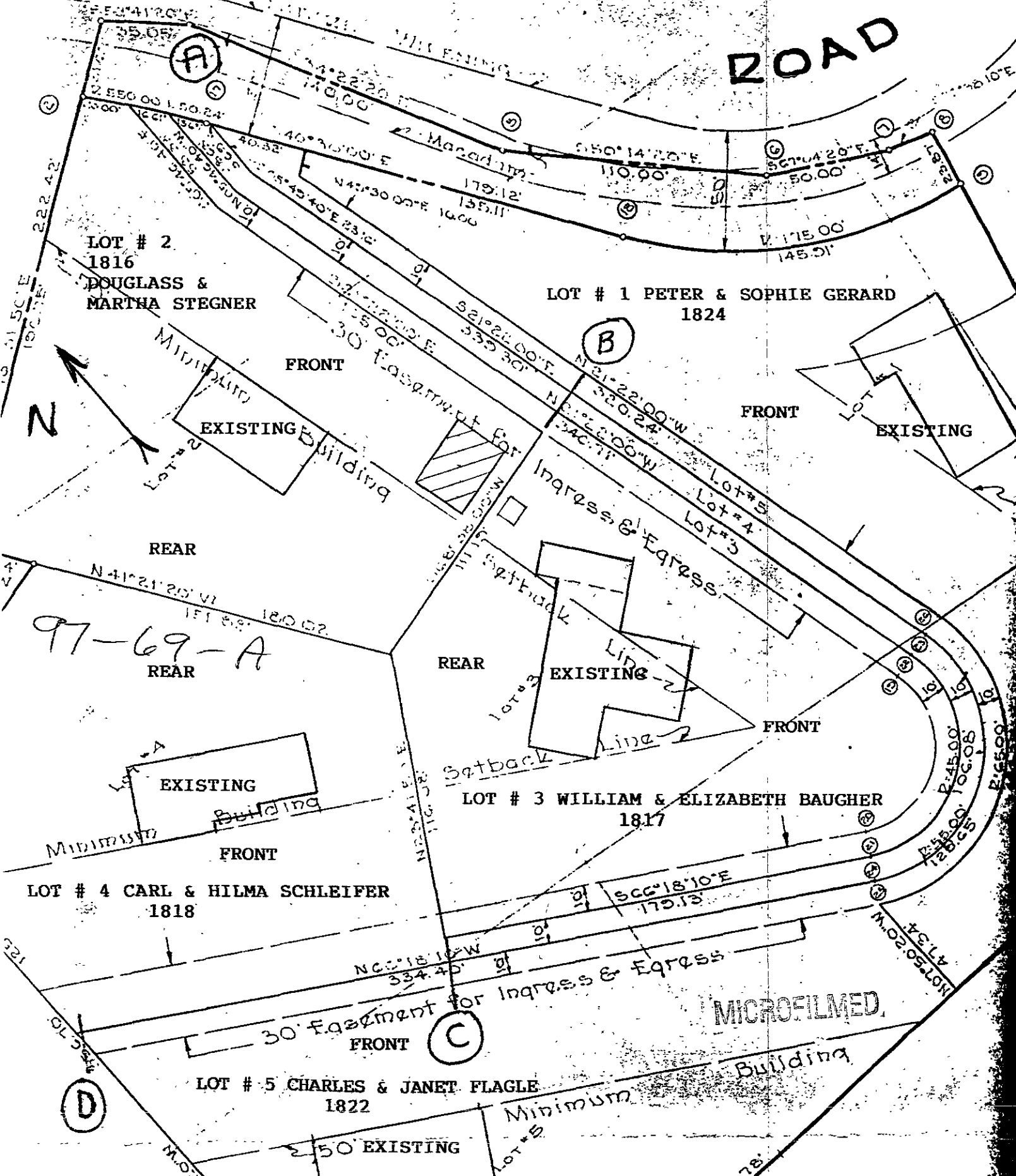
Reviewed by: ITEM #: CASE#:

North  
date: 4/17/1996  
prepared by: D. STEGNER

Scale of Drawing: 1" = 50'

# 78

ROAD





**VICINITY MAP**  
**SCALE: 1"=500'**



**VICINITY MAP**  
**SCALE: 1"=500'**

MICROFILMED



CIRCLE

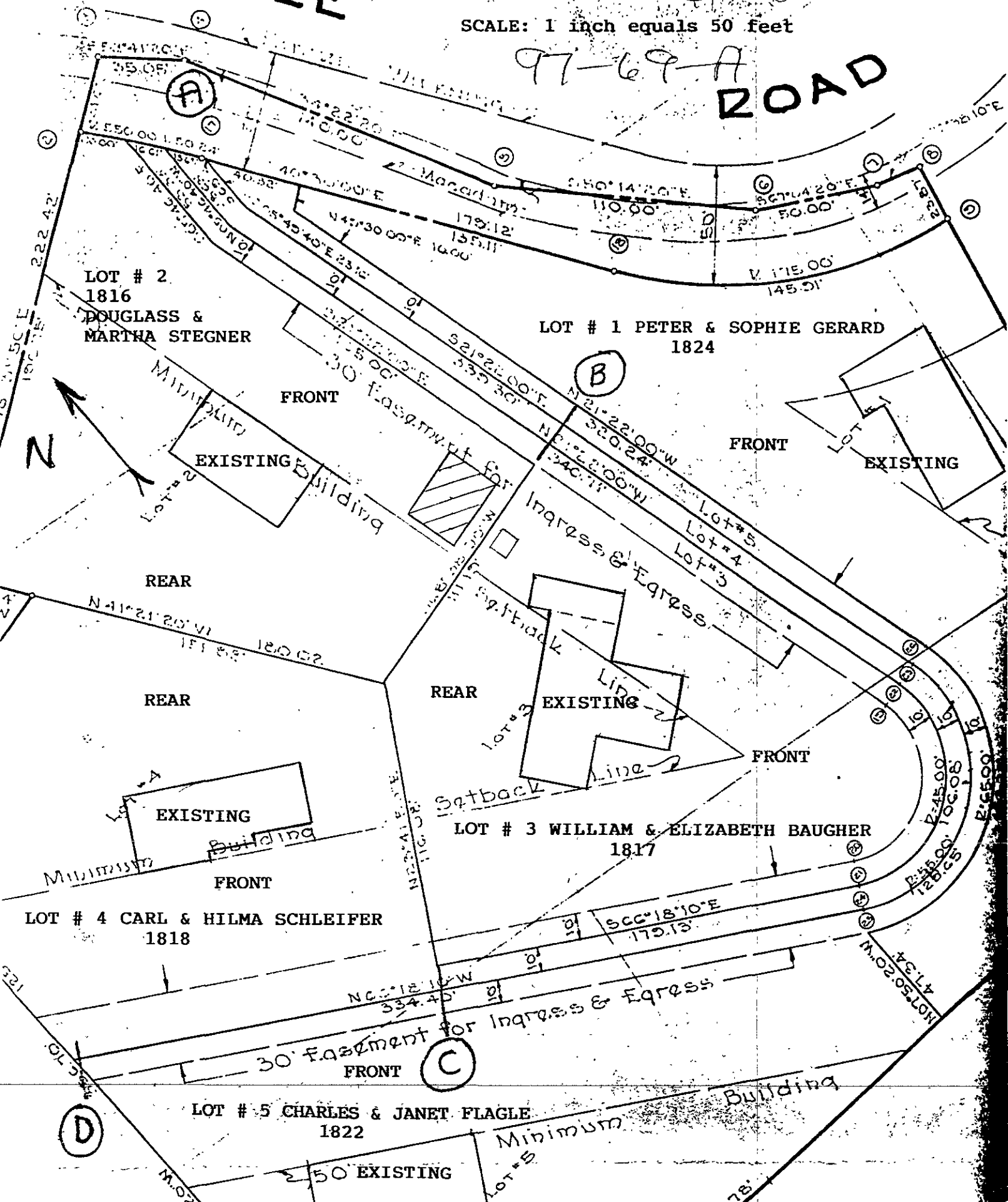
CIRCLE HILL

SCALE: 1 inch equals 50 feet

# 78

97-69-A

ROAD



LOT # 2  
1816  
DOUGLASS &  
MARTHA STEGNER

LOT # 1 PETER & SOPHIE GERARD  
1824

LOT # 3 WILLIAM & ELIZABETH BAUGHER  
1817

LOT # 4 CARL & HILMA SCHLEIFER  
1818

LOT # 5 CHARLES & JANET FLAGLE  
1822

1817 Circle Road  
Baltimore, Md. 21204

Dear Sirs,

It is my understanding that Mr. Douglas Stegner requests a zoning variance to build an accessory structure. He is requesting a variance in height and a variance in height and a variance in location. I would ask that you deny this request.

The reasons for denial of each aspect of the variance follow:

1) Variance in height limitation.

I am aware of no variance in the entire neighborhood regarding height of an accessory building. Mr. Stegner has shown you pictures of several buildings which he states are "typical" Circle Road dwellings.

First of all, all of these buildings are primary residences, not accessory buildings. These buildings, therefore, must comply with mandated property line setbacks. I do not believe that a main residence height, within existing zoning regulations can justify a variance for an accessory structure.

Furthermore, all of these buildings are on a slope, and the roof line is consistent with the zoning regulations , and the height of the building from the front yard meets current zoning restrictions.

2) Variance in location

Mr. Stegner has requested permission to build an accessory structure in the front yard. There are no accessory structures in the front yard on Circle Hill Road, nor am I aware of any in the

**PROTESTANTS**  
**EXHIBIT NO. 1**

**MICROFILMED**

entire neighborhood. Furthermore, I am quite concerned in regard to the size of this so-called "accessory structure". Mr. Stegner proposes a 24 by 32 square foot building which, with a variance for height would have over 2200 square feet of floor space. A structure this size is more than an accessory building and is certainly out of keeping with the homes and lots in the area. Indeed, the only garage on our street is attached to the house.

In summary, the building Mr. Stegner currently proposes, in violation of current zoning restrictions would be damaging to, not only my property value, but to the neighborhood in general. It creates the equivalent of two, separate family dwellings on one lot.

Furthermore, at an informal meeting with Mr. Stegner, his neighbors suggested alternatives which Mr. Stegner rejected. Certainly, if he wishes to build a structure creating this much square footage, the only appropriate site is adjacent and contiguous to his main dwelling, adhering to all regulations and setbacks from property lines

Sincerely,

  
W. Hugh Baugher, M.D.

7/29/96

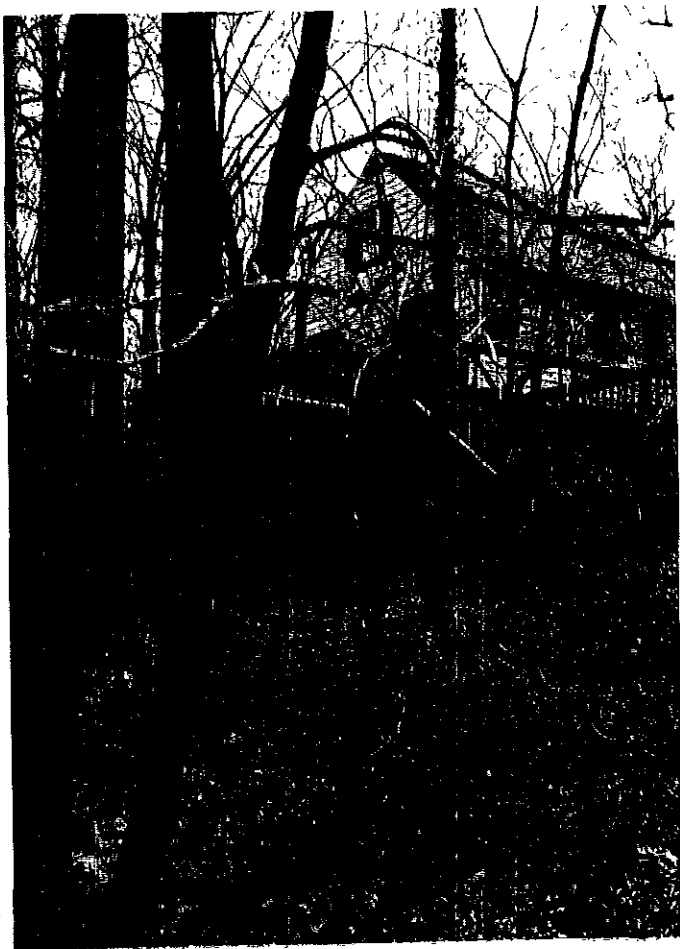
MICROFILMED.

97-69-A



Looking East;  
Downhill: from  
the rear of the  
proposed garage &  
storage building

Looking South:  
from where the rear  
of the proposed  
garage would be  
located.



1817 Circle Rd.  
(Adjacent to 1816  
showing four  
floors above grade  
on the east side  
(1) foundation  
basement (2) Porch  
First Floor living  
room, etc. (3)  
Bed room level,  
etc. (4) Bed room-  
level. Overall  
Height approx.  
3.5 to 40 feet  
above grade

2A

MICROFILMED

97-69-A



Looking west:  
Uphill from the  
point of the pro-  
posed garage;  
where it would  
meet the driveway



Looking South:  
From where the  
point of the pro-  
posed garage would  
meet the drive-  
way



Looking North:  
Pictures existing  
residence at 1816  
Circle Road show-  
ing the proposed  
garage site to the  
left of the drive-  
way.

MICROFILMED

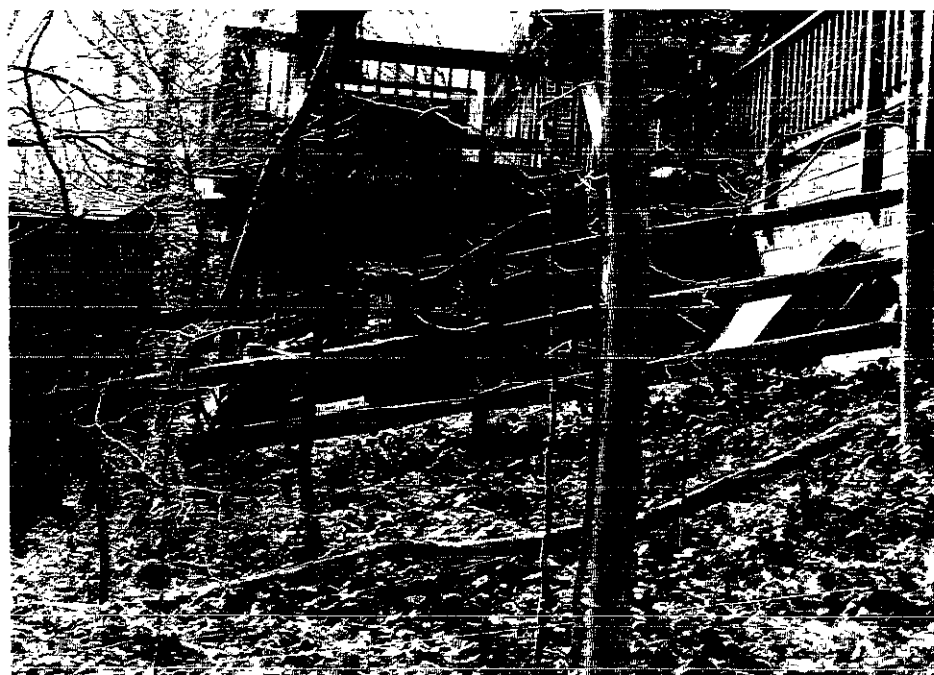
2B

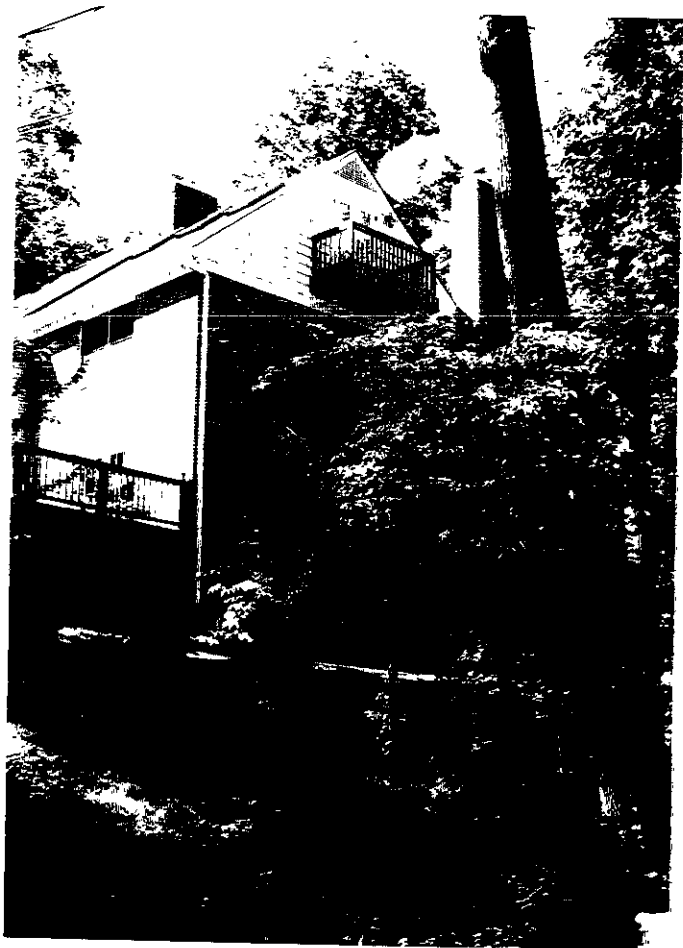


1824 Aisle (Across from 1816) showing four floors above grade on east side of house, (1) foundation/basement (2) First floor living room, etc. (3) Bed room level etc. (4) Bed room level. Overall height approx. 35 to 40 feet above grade on the east side of the house.



Typical hillside residence in the 1800 block of Aisle Road showing four levels, overall height approx. 35 to 40 feet above grade.





Petitioner's  
Exhibits  
I-IV  
photos  
97-69-A

MICROFILMED

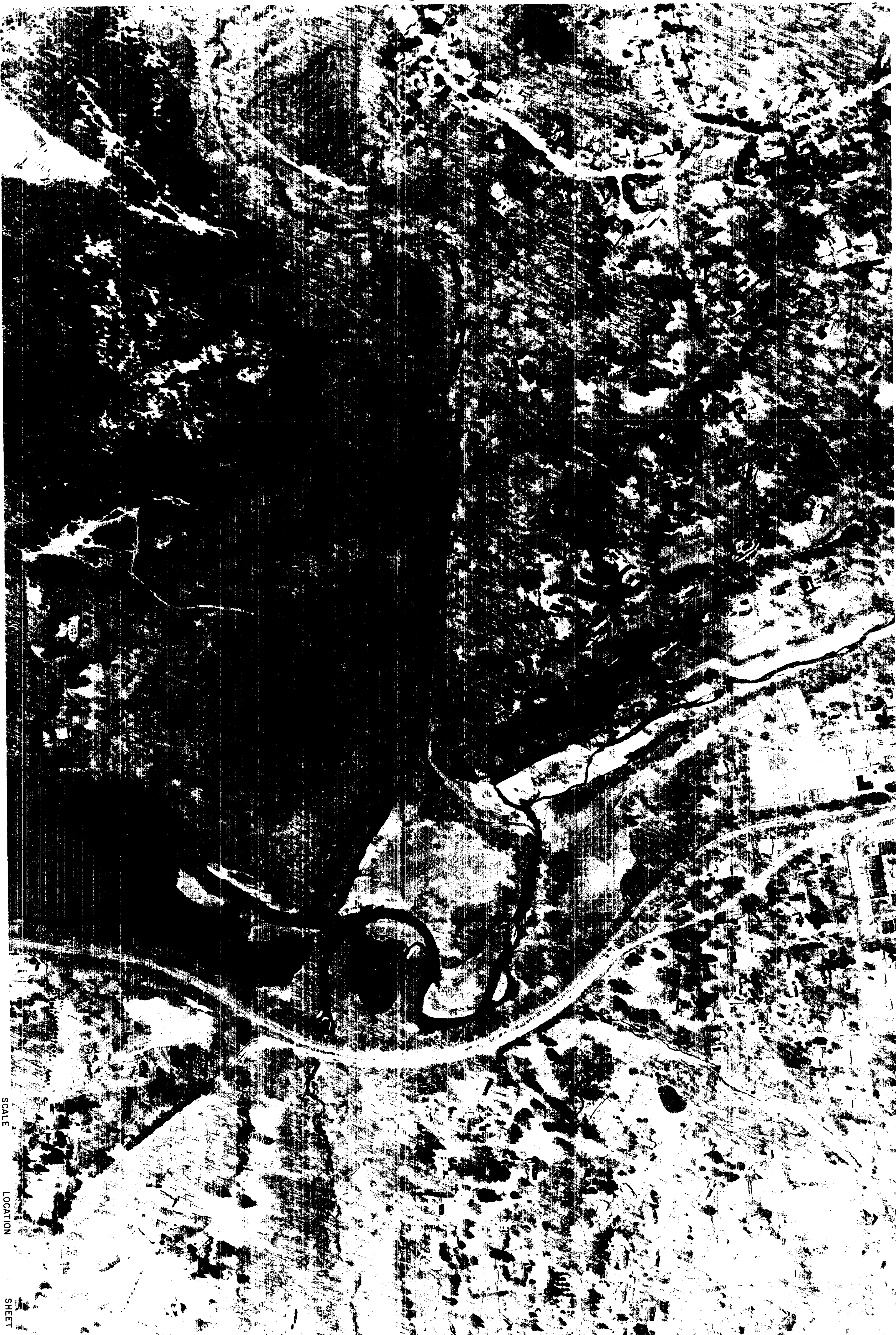






97-69-A  
#78

251  
7-1



PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

1" = 200'

SCALE

LOCATION

SHEET

LAKE ROLAND

RUXTON

NW  
9-B

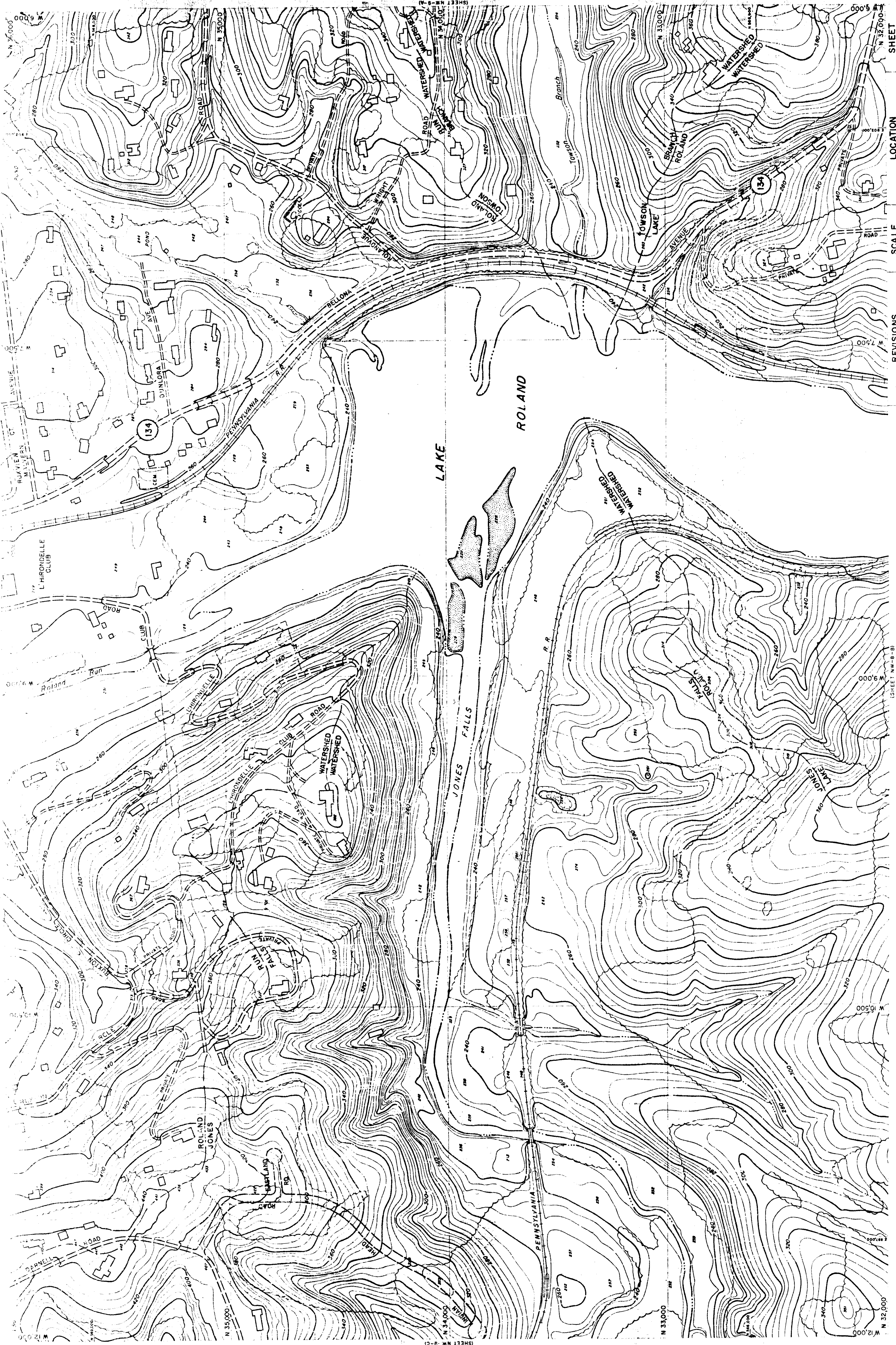
DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

MICROFILMED



97-69-A

SL #



0-NE

PHOTOGRAMMETRIC MAP OF  
BALTIMORE COUNTY METROPOLITAN AREA

SHEET

N.W.

9-B

LOCATION

LAKE ROLAND  
RUXTON

SCALE

1" = 200

DATE OF  
PHOTOGRAPHY  
APRIL 1953

REVISIONS

BY

DATE

Topography Compiled by Photogrammetric Methods  
AERO SERVICE CORPORATION-PHILADELPHIA, PA.

MICROFILMED

MICROFILMED